

22B-5. Additional Design Standards and Requirements.

Cluster subdivisions shall be designed and platted in conformance to the goals and objectives of the County's general plans.

1. Lots in cluster subdivisions shall be clustered into contiguous groups of not less than five (5) lots and no more than three (3) clusters per sixty (60) lots. All clusters of lots shall be contained within an area not to exceed seventy (70) percent of the total area of the subdivision.
 2. Streets shall be designed to take advantage of and provide visual access to open space vistas created by the subdivision's permanently preserved open space and the County's natural beauty and rural ambiance.
 3. Areas designated as floodplain by the Federal Emergency Management Agency and within required river and stream corridor setbacks shall be left as open space.
 4. There shall be permanently reserved within the subdivision for recreation and/or open space, parcels of land whose total "Net Developable Area" is not less than the amount by which the areas of the residential lots are reduced below the minimum area normally required in the zone in which the Cluster Subdivision is located. "Net Developable Area" is land that is not excluded from use in density calculations or deemed undevelopable by this or any other County, State, or Federal law, ordinance or regulation. The area within existing and proposed public and private road right-of-ways shall not be counted as "Net Developable Area."
 5. Open space used in density calculations shall be a minimum of three (3) Contiguous acres in the RE-20, RE-15, A-1, A-2, and A-3 zones, and five (5) contiguous acres in all other zones where permitted.
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